



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

PLANNING & DEVELOPMENT COMMITTEE

9th November 2021

SITE MEETING

**APPLICATION NO 21/0687/10 - 2 pairs of semi detached houses. LAND
SOUTH OF TAFF TERRACE, CLYDACH, TONY PANDY**

**REPORT OF THE SERVICE DIRECTOR, DEMOCRATIC SERVICES &
COMMUNICATION**

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1. PURPOSE OF THE REPORT

- 1.1 To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Director, Prosperity & Development, attached at Appendix 1.

2. RECOMMENDATION

It is recommended that Members:

- 2.1 Approve the application in accordance with the recommendation of the Director, Prosperity & Development.

3. BACKGROUND

- 3.1 In accordance with Minute No 97 (Planning and Development Committee – 21st October 2021) a site inspection was undertaken on Tuesday 9th November 2021 to consider the rights of way issue.
- 3.2 The meeting was attended by the Planning and Development Committee Members County Borough Councillors S. Rees, G. Caple, D. Grehan, W. Lewis, J. Williams and G. Hughes.
- 3.3 Members met at the front of the proposed development adjacent to Clydach Road. The Planning Officer advised Members that full planning permission is sought for the construction of two pairs of semi-detached

dwellings on the site to the south of Taff Terrace, Clydach Vale, Tonypanydy.

- 3.4 The Planning Officer showed Members visual plans for the proposed development pointing out the site boundary and outlining the highways access to the site. Members were also informed of the planning history of the site.
- 3.5 Members queried the rights of way access as referenced in the original Committee report and highlighted in the objection received at Committee from the Council's Corporate Estates department. The Planning Officer informed Members that the Corporate Estates department were in the process of producing an application for prescriptive rights of access across the site to the Land Registry, supported by a Member Statutory Declaration, but at the time the original Committee report was written and at the time of the site visit no formal claim had been made. It was also noted that if an application for prescriptive rights of access were granted, this would prevent any planning consent from being carried out.
- 3.6 Members noted an Officer from the Corporate Estates department was present at the site visit and were provided with further information regarding the details of this proposed prescriptive rights of access application, detailing that its submission to the Land Registry was imminent. However, at the time of writing, the claim has still not yet been submitted.
- 3.7 Members also queried if the access related to on foot or vehicular and were informed by the Planning Officer that it related to both.
- 3.8 Members requested to be shown the location of the disputed right of way access and the Planning Officer detailed this on the plans. Members also took the opportunity to walk down the lane adjacent to the school to view the access to the site from the rear.
- 3.9 Members noted the access gates for the school in close proximity to the site and noted the impact the loss of access may have.
- 3.10 Members also queried the drainage access requirements at the site and whether access over Council owned land would be required. The Planning Officer advised that all of the land required for drainage is under the ownership of the applicant.
- 3.11 The Chair thanked the officers for the report and closed the meeting.